

FAUQUIER COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

In the first two months of the second quarter, 434 jobs were added to the payrolls of Fauquier County. As a result of these new jobs, the average monthly unemployment rate fell from 2.2% during the first quarter to 1.9% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q1' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$337,200	\$402,900	↑
# Homes on the Market *	349	412	↑
# Homes Sold **	248	348	↑
# New Homes Built ***	191	143	↑
Avg # of Days on Market	59	37	↓

* Available as of Jun. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 2nd quarter.

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20106	\$476,500	-	2	-	129	99.8%
20115	\$365,600	8.68%	22	-8.33%	29	98.1%
20117	\$4,300,000	-	1	-	20	95.6%
20119	\$415,500	32.11%	12	-14.29%	61	100.2%
20130	\$500,000	-	1	-	12	100.0%
20137	\$469,300	20.67%	9	50.00%	55	100.3%
20138	\$202,000	40.28%	1	0.00%	52	106.3%

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Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20139	\$346,800	25.42%	1	-50.00%	43	102.0%
20140	\$1,725,000	-	1	-	178	100.0%
20144	\$1,737,500	369.59%	2	0.00%	25	92.7%
20181	\$415,000	11.56%	1	-75.00%	4	100.0%
20186	\$425,900	51.84%	99	22.22%	44	102.7%
20187	\$371,800	12.43%	79	43.64%	22	99.4%
20198	\$1,243,000	8.83%	5	-37.50%	139	94.3%
22639	\$560,000	-24.07%	3	-25.00%	10	98.3%
22642	\$459,700	-33.86%	4	300.00%	22	98.9%
22643	\$409,000	-8.09%	2	100.00%	35	100.0%
22712	\$272,300	8.36%	53	35.90%	26	99.9%
22720	\$297,800	-	5	-	29	100.0%
22728	\$341,600	24.63%	8	-20.00%	35	98.6%
22734	\$227,200	11.70%	24	84.62%	37	101.1%
22742	\$295,600	30.91%	10	66.67%	39	99.2%
OTHER	\$635,000	-50.97%	3	50.00%	170	98.2%